

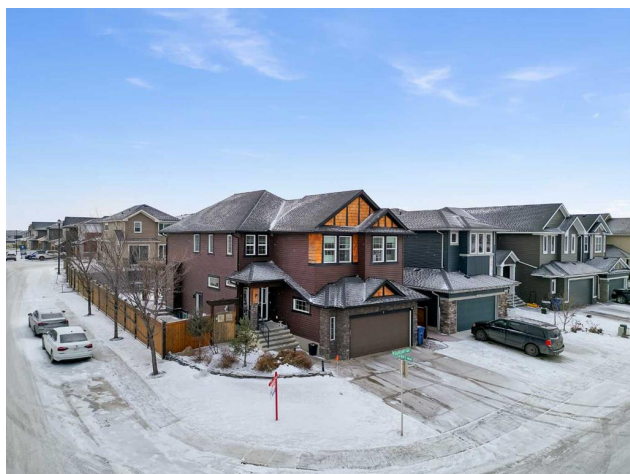


THE
A-TEAM

**RE/MAX
FIRST**

3 RAVENSCROFT Close, Airdrie T4A 0L9

MLS® #: **A2187426** Area: **Ravenswood** Listing Date: **01/20/25** List Price: **\$890,000**
 Status: **Active** County: **Airdrie** Change: **None** Association: **Fort McMurray**



General Information

Prop Type: **Residential**
 Sub Type: **Detached**
 City/Town: **Airdrie** Finished Floor Area
 Year Built: **2013** Abv Sqft: **2,438**
Lot Information Low Sqft:
 Lot Sz Ar: **5,686 sqft** Ttl Sqft: **2,438**
 Lot Shape:
 Access:
 Lot Feat: **Back Yard,Corner Lot,Lawn,Level,Rectangular Lot**
 Park Feat: **Double Garage Attached**

DOM

2
Layout
 Beds: **6 (4 2)**
 Baths: **3.5 (3 1)**
 Style: **2 Storey**

Parking

Ttl Park: **2**
 Garage Sz: **2**

Utilities and Features

Roof: **Asphalt Shingle** Construction: **Vinyl Siding,Wood Frame**
 Heating: **Forced Air** Flooring: **Carpet,Ceramic Tile,Laminate**
 Sewer: Water Source:
 Ext Feat: **BBQ gas line** Fnd/Bsmt: **Poured Concrete**
 Kitchen Appl: **Dishwasher,Dryer,Electric Stove,Gas Stove,Microwave,Refrigerator,Washer/Dryer,Window Coverings,Wine Refrigerator**
 Int Feat: **Ceiling Fan(s),Central Vacuum,Kitchen Island,No Smoking Home,Open Floorplan,Pantry**
 Utilities:

Room Information

Room	Level	Dimensions	Room	Level	Dimensions
Bedroom - Primary	Second	132`2" x 15`1"	5pc Ensuite bath	Second	
Walk-In Closet	Second	11`6" x 9`5"	Family Room	Second	14`5" x 23`5"
Bedroom	Second	11`4" x 10`8"	5pc Bathroom	Second	
Bedroom	Second	9`9" x 11`8"	Bedroom	Second	9`4" x 13`4"
Dining Room	Main	12`1" x 23`7"	Living Room	Main	12`11" x 15`2"

Office	Main	9`5" x 9`11"	Hall	Main	17`0" x 11`10"
Pantry	Main	5`10" x 7`5"	2pc Bathroom	Main	
Living Room	Basement	13`3" x 14`11"	Bedroom	Basement	10`1" x 14`7"
Kitchen	Main	12`11" x 9`5"	Kitchen	Basement	15`8" x 10`4"
Bedroom	Basement	10`7" x 13`4"	4pc Bathroom	Basement	
Laundry	Basement	7`0" x 3`4"	Storage	Basement	7`6" x 9`7"

Legal/Tax/Financial

Title: Fee Simple
 Legal Desc: 1211843

Zoning: R1

Remarks

Pub Rmks: **Beautifully Upgraded Home Throughout! This spacious residence features a total of 6 bedrooms and 4 bathrooms, providing ample room for everyone. As you enter, you'll notice the numerous extras that enhance this home. The main floor includes an oversized den, perfect for your home office, and an amazing chef's kitchen. The kitchen boasts a walk-through pantry and custom built-in cabinetry, complete with a bar area, stainless steel appliances, granite countertops, and ceiling-height cabinets. It seamlessly opens to the dining and living room. Patio doors lead to the back deck and an exposed concrete patio, ideal for outdoor entertaining. On the second floor, you'll find a sizable family room with vaulted ceilings, along with 4 bedrooms, including the luxurious master suite. The master suite also features vaulted ceilings and includes a 5-piece ensuite bathroom, complete with a corner Jacuzzi tub and plenty of space in the walk-in closet. The fully developed basement is perfect for a nanny suite (illegal suite) with its own entrance. Here, you'll discover 2 additional bedrooms and a 4-piece bathroom. Laundry facilities are conveniently located on both the upper and basement levels, making this home ideal for accommodating a mother-in-law or nanny. Outside, enjoy even more upgrades, such as an RV parking pad in the backyard, a fully irrigated yard, and an exposed concrete driveway, walkway, and rear patio designed for a hot tub and dog run. This is the perfect home for your family!**

Inclusions: **a projector in the bonus room with a screen. age heater. Play set in the backyard, Hot Tub**
 Property Listed By: **RE/MAX Real Estate (Mountain View)**

TO VIEW THIS PROPERTY WITH AN A-TEAM BUYER'S AGENT PLEASE CONTACT (587) 700-7123

